



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-17
APPLICANT: Stephanie O'Hara Living Trust
DATE: June 11, 2015
LOCATION: End of Echo Trail
WARD: 2
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Preliminary Plat, 2025 Plan Amendment and Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a one-lot preliminary plat, Norman 2025 Plan amendment, and rezoning. This property is currently zoned Parkland and Flood Hazard District, and rezoning to PUD, Planned Unit Development, is being requested for a single-family dwelling.

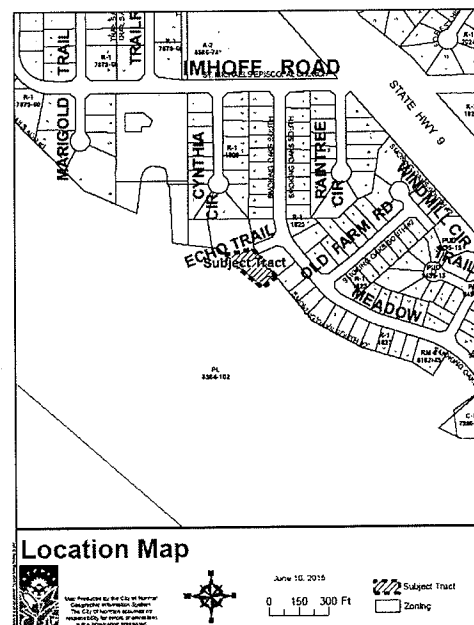
Please join us for a Pre-Development discussion of this proposal on Thursday, June 25, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 15-17

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER STEPHANIE J. O'HARA LIVING TRUST	ADDRESS c/o Atty Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
EMAIL ADDRESS c/o Atty Sean Paul Rieger sp@riegerllc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Atty Sean Rieger; 405-329-6070 BEST TIME TO CALL: business hours

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located End of Echo Trail, abutting the Smoking Oaks South Section 2 Addition

and containing approximately 0.5353 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The one lot preliminary plat will encompass the roughly 0.5353 acres in order to provide for a single family dwelling lot for the O'Hara family.

This proposed development will necessitate (check all that apply): <input checked="" type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to <u>PUD</u> District(s) <input type="checkbox"/> Special Use for _____ <input type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input checked="" type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input checked="" type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>Parkland/Flood Hazard</u> Current Plan Designation: <u>Open Space</u>	Concurrent Planning Commission Review Requested: <u>X</u> Received on: <u>6-8-15</u> at <u>1:32</u> a.m. (p.m.) by <u>mt</u>
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THE RIEGER LAW GROUP

REAL ESTATE LAW - CONSTRUCTION LAW - BUSINESS LAW
ATTORNEYS AND COUNSELORS AT LAW
SP RIEGER PLLC

8 June 2015

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

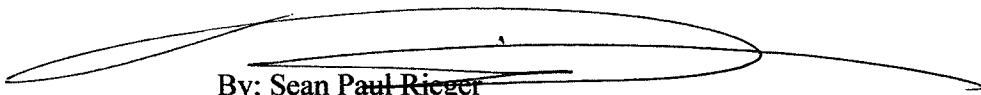
Dear City of Norman,

I represent the O'Hara family in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a PUD rezoning and 2025 Plan Change. The property is currently zoned PL Parkland, and is 2025 Planned Open Space. We seek to rezone to A PUD Planned Unit Development District and 2025 Plan change to low density residential.

The property is adjacent to the Trails golf course and is at the extension of Echo Trail. The Applicant seeks to put to use a parcel that has been previously created and is available for the construction of a home that seeks to be a compliment and good addition to the abutting neighborhood. The home will be carefully planned to work within the site and creatively make use of the natural features of the land.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC



By: Sean Paul Rieger

Attorney at Law ▪ Architect ▪ Broker

